



Public Notice

Applicant: Inland Shores Development Co. **Date:** Published: Oct. 23, 2000
Expires: Nov. 22, 2000

**U.S. Army Corps
of Engineers**

In Reply Refer To:

Buffalo District CELRB-CO-R RE: 94-501-22(4) Section: OH 404

**Application for Permit under Authority of
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

Mr. Richard Pavlisin, on behalf of the Inland Shores Development Company, 6036 East Valley View Court, Mentor, Ohio 44060, has requested a Department of the Army (DA) Permit to place fill in waters of the United States in connection with the expansion of a residential housing development. The project is located on Inland Shores Drive, Mentor, Lake County, Ohio.

Department of the Army authorization is required to place fill in approximately 1.84 acres of Federal wetland.

The project consists of the following:

a. Phases 1 and 2 of the Inland Shores Subdivision were authorized under Nationwide Permit 26 (92-501-17, August 1992; 94-501-22, December 1994) which resulted in the impact of 4.93 acres of Federal wetland. The proposed mitigation package for the impacts incurred during construction of Phases 1 and 2 was as follows:

1. Avoidance of 0.30 acre of wetland at the terminus of Inland Shores Road.
2. Enhancement of 2.1 acre of on-site wetlands by creating an open water area.
3. Creation of two off-site wetlands (1.7 and 3.4 acres) on Lake Metroparks property.
4. Purchase and preservation of 20 acres of high quality wetlands in the Hamilton Tract of Pymatuning Wetlands in Ashtabula County.

The past mitigation package was successful in the creation of the two off-site wetlands (1.7 and 3.4 acres) and the preservation of 20 acres of high quality wetlands in the Hamilton Tract of Pymatuning Wetlands in Ashtabula County, and the creation of an on-site open water area. However, the 0.30 acre of avoided wetland at the terminus of Inland Shores Road is proposed for fill during development of Phase 3 of the project.

b. Phase 3 is the current project under review. The applicant proposes to extend Inland Shores Road south from its current terminus which will impact previously avoided 0.30 acre of Federal wetland. The proposed work will allow for 38 improved building lots. A total of 1.84 acres of wetland are proposed to be filled for Phase 3.

As mitigation for the unavoidable impacts to wetlands on this property for Phase 3, the applicant has proposed the preservation of 0.27 acre of wetland on-site (adjacent to existing open water area), the creation of 2.15 acres of wetland on-site, and in-lieu fee donation with Lake County Metroparks (\$22,000). The In-Lieu Fee Arrangement funds will be used for the preservation and/or enhancement and/or restoration of water resources in Lake County, Ohio.

The applicant's stated purpose of this project is to expand the existing Inland Shores Subdivision to meet the present and future housing needs in the City of Mentor.

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Scott L. Schlueter, who can be contacted by calling (716) 879-4325, or by e-mail at: scott.l.schlueter@usace.army.mil

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency.

There are no registered historic properties or properties listed as being eligible for inclusion in the National Register of Historic Places that will be affected by this project.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207, and should be marked to the attention of Scott L. Schlueter, or by e-mail at: scott.l.schlueter@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

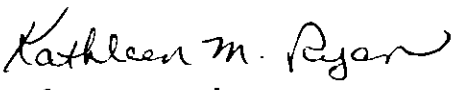

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be

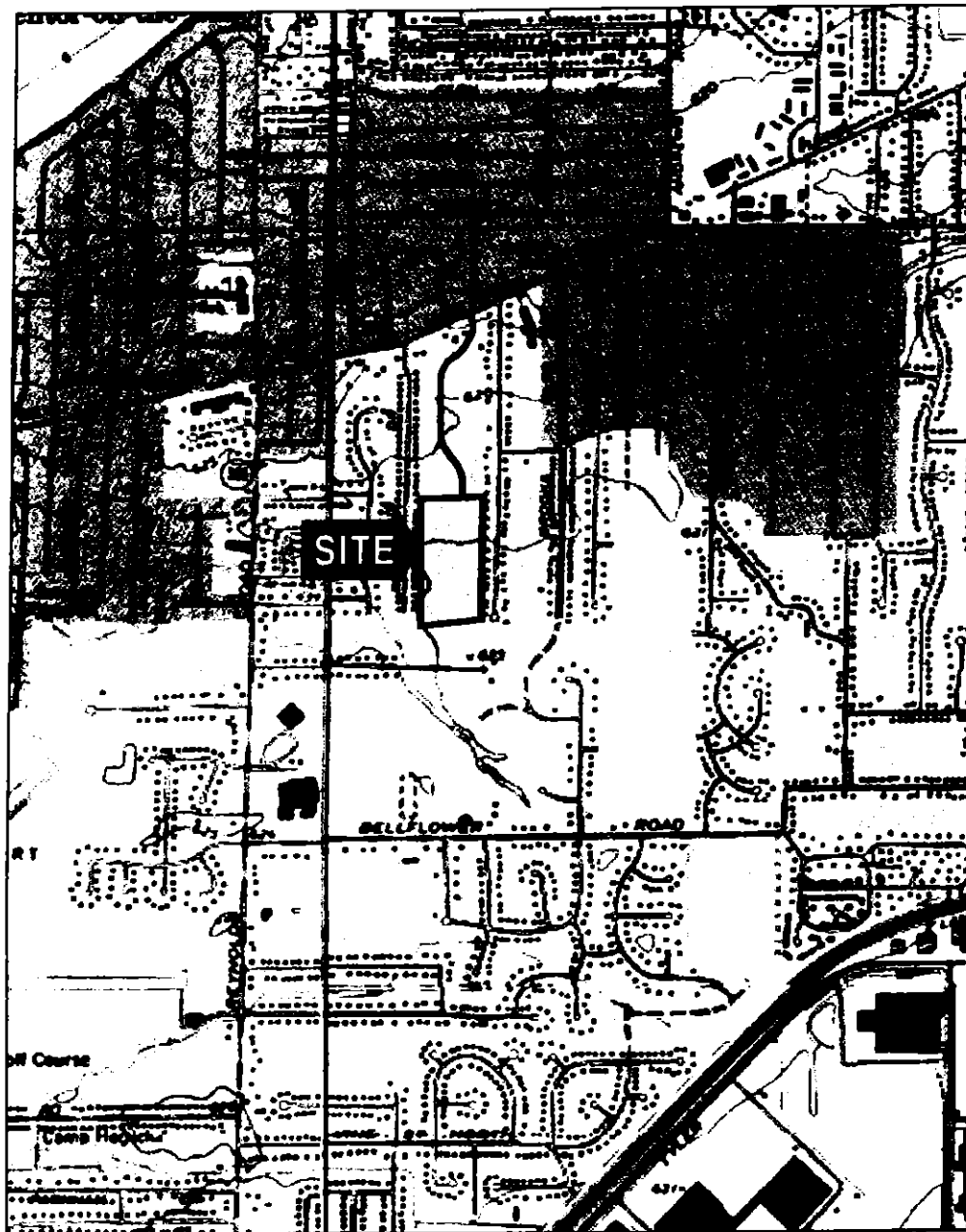
held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.


 Paul G. Leuchner
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.



QUADRANGLE LOCATION

MENTOR QUADRANGLE

OHIO - LAKE

7.5 MINUTE SERIES (TOPOGRAPHIC)

INLAND SHORES SUB'D.
D/A Processing No. 94-501-22(4)
Lake County, Ohio Quad: MENTOR
Sheet 1 of 3

**CHAGIN VALLEY
ENGINEERING, LTD.**

PROJECT: INLAND SHORES ESTATES - PHASE III

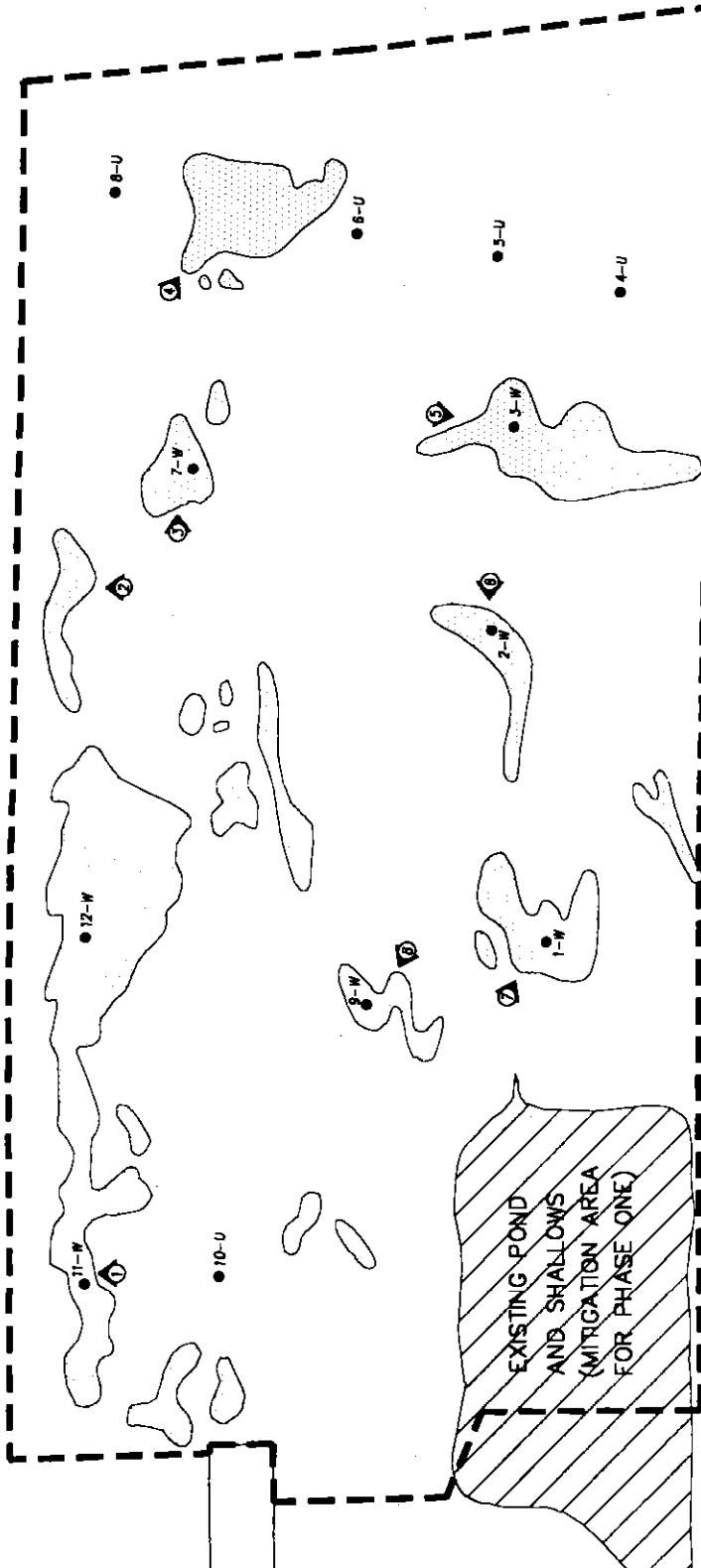
LOCATION: MENTOR, OHIO

U.S.G.S. MAP FIGURE 1

WETLAND LOCATION MAP FIGURE 4

PROJECT: INLAND SHORES-PHASE 3
LOCATION: MENTOR, OHIO

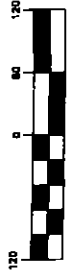
CHADWICK VALLEY
ENGINEERING, LTD.



LEGEND

- AREA DELINEATED
- TREE LINE
- WETLAND BOUNDARY
- ① PHOTOGRAPH LOCATION
- BWJ SAMPLE POINT

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

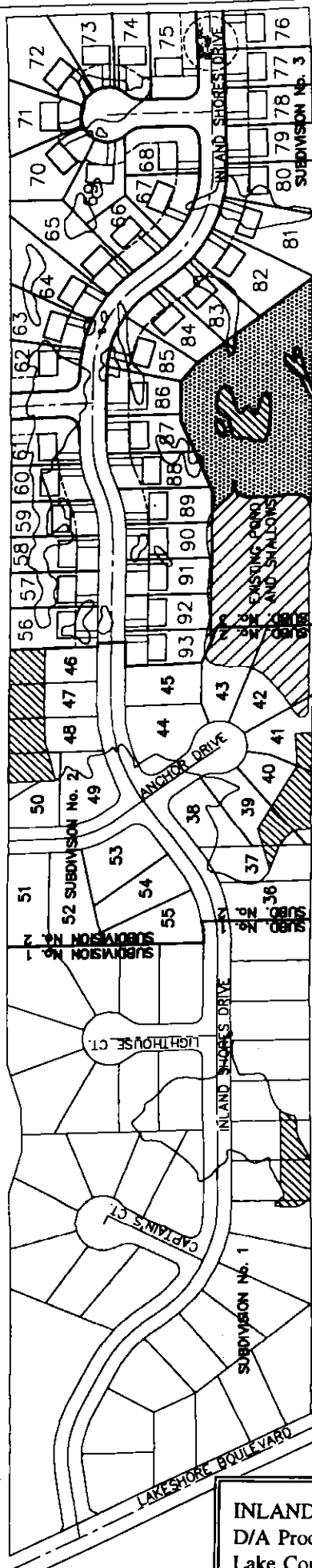
TOTAL POTENTIAL JURISDICTIONAL
WETLAND AREA = 2.11 ACRES

WETLAND DELINEATION SHOWN IS NOT OFFICIAL UNTIL REVIEWED AND APPROVED BY THE CORPS OF ENGINEERS


INLAND SHORES SUB'D.
D/A Processing No. 94-501-22(4)
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Sheet 2 of 3

GRAPHIC SCALE

A horizontal scale bar with markings at 0, 100, 200, 300, and 400 feet. Below the scale is a decorative flourish.



INLAND SHORES SUB'D.
D/A Processing No. 94-501-22(4)
Lake County, Ohio Quad: MENTOR
Sheet 3 of 3

DATE	BY	SHEET	OF	 LRP DESIGN CONSULTANTS 1000 WEST 10TH AVENUE SUITE 100 DENVER, COLORADO 80202 (303) 733-1111 FAX (303) 733-1112	INLAND SHORES SUBDIVISION No. 3 CITY OF MENTOR - LAKE COUNTY - OHIO	DATE: 1-24-88 SCALE: HORIZ. 1"=40' VERT. 1"=10' PLANNED BY: LRP CHECKED BY: JRM DATED BY: JRM P. E. No.	WETLANDS EXHIBIT 2 PREFERRED PLAN MAXIMUM IMPACT	PROJECT No. CONTRACT No. INLASI-9901